

**ZONING BOARD OF APPEALS
VILLAGE OF ROSCOE
10631 Main Street Roscoe, Illinois
June 21, 2023
5:30 P.M.**

**MEETING TO BE CONDUCTED IN-PERSON AT VILLAGE HALL
10631 MAIN STREET**

Minutes

1. Call to Order:
2. Roll Call:
Present: Baluch, Swanson, Wagaman, Durstock, Hoglund, Smith
Absent: Prosser no longer on ZBA

3. Approval of May 17, 2023 ZBA minutes.

Chairman Durstock entertained a motion to approve minute,
Smith made a motion to approve;
Second by Swanson
Voting Aye: Durstock, Baluch, Swanson, Hoglund, Wagaman and Smith
Absent: Prosser no longer on ZBA
Motion Passed: 6-0-0

4. ZBA 23-012: Design Review for Approval of a 12 SF urban chicken coop with an integrated 32 SF run at 961 Brandy Bend Road (PIN: 08-06-152-002)

Chairman Durstock called on the applicant Matthew Carmack and swore him in. Mr. Carmack is located at 961 Brandy Bend Road, request approval for a chicken coop for the back yard. Mr. Carmack stated he has followed the ordinances presented and gave visual aid of the coop and its dimension. Mr. Carmack stated the size will be 6x5 coop with a 32-sf run. The chicken coop will house four (6) chickens and will not include any roosters. The applicant has filed for registration with the Department of Agriculture and will be required to submit the registration number prior to issuance of Village Zoning Permit. The proposed structure complies with all applicable sections of ordinance, including size and location. The chicken coop will be located in the rear yard. The location is approximately 22' away from the west side yard property line, 36' away from the rear property line, and approximately 40' from the nearest residential structure, all in compliance with Village Ordinance.

Hoglund asked if the yard was fenced, and it was stated yes.

Chairman Durstock entertained a motion to approve,
Hoglund made a motion to approve;
Second by Baluch
Voting Aye: Baluch, Swanson, Hoglund, Wagaman and Smith
Voting Nay: Durstock
Absent: Prosser no longer on ZBA
Motion Passed: 5-1-0

5. ZBA 23-013: Design Review for Approval of a 220 SF Exterior Alteration (building addition) to the Wiz-O-Wash at 11629 Main Street (PIN: 04-28-377-010) .

Administrator Sanders gave an overview, as applicant is not present. Applicant is requesting Design Review and Approval for construction of 220 SF building addition to the existing Wiz-O-Wash (WOW) located at 11629 Main Street, just north of Elevator Road and directly behind the Grease Monkey oil change facility. The propose expansion is to the southern most of the four wash bays, and is the sole automated wash bay. The openers wish to expand the automated wash bay so that they may include additional features such as underbody wash, side blasters, and new dryers (among many others. The existing bay is 14'-8" wide but only 26'-0" long. The proposed addition will match the existing width, but add 15'-0' to the length of the bay, creating space for the additional features. The proposed addition will be constructed of brown tone smooth face CMU that will maintain a consistent appearance to the existing masonry, and the roof line will continue the same blue vertical rib parapet steel roof that is in place around the perimeter of the existing building. As the new building will occur in what is currently paved driveway space, there will be no net change to impervious area, and no impact to the way we evaluate stormwater management. The addition will have no impact on parking requirements. Administrator Sanders presented a visual aid of the proposal to the board. Applicant is not present, and it was suggested to layover until next board meeting.

Hoglund stated there is some concerns as he has driven past this when it is busy and cars back up onto main street. Why can't they make the addition onto the back of the building, it was speculated this has to do with the plumbing and the other features being added to the bay. Smith asked why they can't put on the back? There is more space in the back, Administrator Sanders stated that is a good question. Hoglund stated even in the winter that car wash backs up.

Discussion around the brick design around the building, Administrator Sanders presented the design mock up to the board. Chairman Durstock suggested to layover to obtain more answers from the applicant. Swanson asked if the board lays over, can the questions be communicated to the applicant.

Chairman Durstock entertained a motion to layover to next meeting,
Wagaman made a motion to approve layover;
Second by Swanson
Voting Aye: Baluch, Swanson, Durstock, Hoglund, Wagaman and Smith

Voting Nay: none
Absent: Prosser no longer on ZBA
Motion Passed: 6-0-0

6. ZBA 23-014: Design Review for Approval of a 55 SF Exterior Alteration (building addition) to the McDonalds at 5195 Elevator Road (PIN: 04-28-355-006)

Joe Kircher, architect of the project. Mr. Kircher summarized the project:

Mr. Kircher is requesting Design Review and Approval for construction of 55 SF building addition to the existing McDonalds located at 5195 Elevator Road, at the south east corner of Elevator Road an IL 251. The propose addition is part of a larger interior remodeling/renovation project that will include a modification to the customer entrance at the north-east corner of the building. Currently the entrance is located approximately 30' south of hat corner, and the space between the door and the corner is occupied by a large 'bay window' façade. This portion of the building exterior will be revised to shift the door to the far north-east corner, but it will no longer be a public entrance but rather an access door to allow for delivery of food ordered at the drive through windows. The proposed addition will be constructed of the identical exterior building material used throughout the existing facility, including the same red brick, the same russet and white EIFS (Dry-Vit), and the same suspended aluminum canopy systems. The proposed expansion is contained entirely with the existing vehicular driveway and parking network, and no site modifications.

Administrator Sanders provided a visual of the building as well as the modifications requested.

Chairman Durstock entertained a motion to approve,
Baluch made a motion to approve;
Second by Swanson
Voting Aye: Baluch, Swanson, Durstock, Hoglund, Wagaman and Smith
Voting Nay: none
Absent: Prosser no longer on ZBA
Motion Passed: 6-0-0

7. ZBA 23-015: Design Review for Approval of a new 1,620 SF Maintenance Building at the Compass Rose Apartments, 11962 Baneberry Drive Road (PIN: 04-29-426-015)
Moved to last due to applicant arriving late:

Chairman Durstock called on applicant Greg Powers, and swore him in.
Greg provided an overview of his request. The garage/structure is to serve as a maintenance garage as part of Compass Rose Development. This will look like a garage, there will have some electric but that's all. The driveway will flare out and construction

and material will match the residential units. Staff has visited the site and expressed concern to the applicant regarding the size of the proposed building, the applicant has agreed to reduce the size to 24'x36' (864 SF) with an 18'-0" wide garage door and corresponding 18'-0" wide driveway. With this size reduction, Administrator Sanders stated he is comfortable recommending approval. From a review of the previous grading and drainage plans, it appears that an existing swale designed to convey overland flow of stormwater to the storm sewer may need to be slightly re-aligned, and our Village Engineer will work with the developer on-site during construction activity to ensure that stormwater is adequately addressed.

Chairman Durstock entertained a motion to approve,
Swanson made a motion to approve;
Second by Wagaman,
Voting Aye: Durstock, Hoglund, Wagaman, Smith, Baluch, Swanson,
Voting Nay: none
Absent: Prosser no longer on ZBA
Motion Passed: 6-0-0

8. ZBA 23-016: Public Hearing for a Text Amendments revising Zoning Ordinance Section 15-555 governing the development of Solar Energy Systems.

Administrator Sanders provided an overview of the Solar Energy Project and the location of the solar field. Administrator Sanders stated that the Village is asking to update the text amendment to the Zoning Code of Ordinances.

Section 15.555 Solar Energy Systems. The current ordinance only addresses solar as an accessory use, essentially the installation of panels on a roof or ground mounted at a single residential or commercial property for direct 'behind the meter' usage by one customer. This amendment will establish guidelines for the location and construction of solar as a primary use, as dedicated standalone solar farms. The industry is divided into two categories, Community Scale and Commercial/Utility Scale, defined by size and total power generation potential. We are proposing that the Community Scale be allowed as a permitted Use in the IH and IG Districts, and a Special Use in the IL, CH, and CG Districts, and that the Community Scale be allowed only as a Special Use, and only in the Industrial Districts. We will be enforcing all of the established yard setbacks for each of the referenced districts, but are allowing the construction of 8'-0' perimeter fence as is the industry standard. We have also established a bonding requirement to provide for the removal of the panels and restoration of the property should the solar facility ever cease to be operational for a period of 12 months

Chairman Durstock entertained a motion to approve,
Smith made a motion to approve;
Second by Baluch
Voting Aye: Hoglund, Durstock, Smith, Swanson, Baluch and Wagaman
Voting Nay: none
Absent: Prosser no longer on ZBA

Motion Passed: 6-0-0

9. Old Business:

Administrator Sanders acknowledge the resignation of Michael Prosser from the Zoning Board of Appeals, as he has moved out of Roscoe. Administrator Sanders introduced Dane who is interested in joining the Zoning Board.

10. Public Comment:

11. Adjournment:

Chairman Durstock entertained a motion to adjourn


Smith made a motion to adjourn

Second by Hoglund

Voting Aye: Durstock, Smith, Hoglund, Swanson, Baluch, Wagaman

Absent: Prosser no longer on ZBA

Motion Passed: 6-0-0

APPROVED
JULY 12, 2023

ZONING ADMINISTRATOR